



**185 Falcon Drive  
Fort McMurray, Alberta**

**MLS # A2308900**



**\$729,900**

<b>Division:</b>	Eagle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,327 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, No Neigh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Sump Pump(s)		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, a/c unit, garage heater, basement fridge & dishwasher, shed,

**TREE LINE! 3 BEDROOMS PLUS BONUS ROOM ON TOP LEVEL! DOUBLE ATTACHED HEATED GARAGE! INTERIOR OF HOME JUST PAINTED!!** Welcome to tree-line living in the sought-after community of Eagle Ridge. Backing onto serene green space and offering direct access to the beautiful Birchwood Trails, this fully developed home combines space, comfort, and an exceptional location. As you enter, you are greeted by a spacious family room that flows seamlessly into the bright, open-concept living, kitchen, and dining area. The living room is filled with natural light and overlooks the backyard and green space, beautifully accented by a cozy gas fireplace. The dining area provides direct access to the back deck and fully fenced yard &mdash; perfect for outdoor entertaining and family gatherings. The kitchen is both stylish and functional, featuring stainless steel appliances, granite countertops, a corner pantry, and a convenient eat-up island. The main floor is complete with a 2-piece powder room and a practical mudroom that leads to the double attached, heated garage. Upstairs offers an impressive layout with 3 generously sized bedrooms plus a massive bonus room that could easily function as a 4th upper-level bedroom if desired. The primary suite features a large walk-in closet and a 4-piece ensuite highlighted by a relaxing jetted tub. An added convenience is the second-floor laundry room. The fully developed basement is designed for entertaining, offering a spacious recreation area, an additional bedroom, a full bathroom, and a wet bar/kitchen area &mdash; the perfect setup for hosting friends and family during the big game. Additional features include central A/C, basement connections for a second laundry setup, an aggregate driveway, and a prime location close to schools, restaurants, parks, playgrounds, and the movie theatre. This home truly

checks all the boxes for space, functionality, and lifestyle. Call today to book your personal showing.